

ORIGINAL

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November 5, 2014

DC Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200 S.  
Washington, DC 20001

Re: **Application for approval of Special Exception in a C-2-A-Zone  
Lot 0030 in Square 5951**  
GENG CHEN ENTERPRISE, INC. t/a China Inn Deli  
2918 Martin Luther King, Jr. Avenue, SE, Washington, DC 20032  
(First Floor)  
Tel: (646) 287-7789

RECEIVED  
D.C. OFFICE OF ZONING  
2014 NOV -7 PM 3:12

Dear Sir or Madam:

This is to apply for BZA relief. This is my second visit. Last month I visited your office and was received by Mr. Clifford W. Moy, who kindly made a number of excellent suggestions. With his suggestions may I re-submit this application in hope that you approve it without delay.

I am a CPA in Washington, DC. Authorized by Geng Chen Enterprise Inc. with special power of attorney to obtain a special exception under the provisions of DCMR Title 11, Section 733 to establish the store's use in the C-2-A Zone (see ATTACHMENT 1), enclosed is a check of \$1,560.00 in meeting the requirement of submission of Form 120.

The applicant, Geng Chen Enterprise, Inc., is a new corporate entity in Washington, DC. With Lot 0030 in Square 5951 and with address: 2918 Martin Luther King, Jr. Avenue, SE, Washington, DC 20032 (First Floor), this shop known as "China Inn Deli" offers prepared food in a heavily small business section of Martin Luther King, Jr. Avenue. The trade name of "China Inn Deli" was approved by DC Department of Consumer and Regulatory Affairs, this trade name had been used many years by the last owner until his death early this year, or even longer perhaps by the owners before last.

Submitted herewith is one original and two copies whose content follows:

1. **A memorandum from the Zoning Administrator at DCRA.**
2. **Form 120**
3. **Eating establishment questionnaire ass per 11DCMR Section 3202.2(b)(3)**
4. **Labels for the neighborhood.**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18923  
EXHIBIT NO.1

5. **A plat, drawn to scale and certified by a DC licensed survey engineer of the DC Office of the Surveyor, showing boundaries and dimensions of the existing and proposed structures and accessory building and structures.**
6. **A site plan with explanation**
7. **Color images showing pertinent features of the structure and the property involved.**

**ALSO INCLUDED ARE STATEMENTS AND DOCUMENTS IN SUPPORT OF THIS APPLICATION:**

**1) A detailed statement of existing and intended use of the structure.**

For many years the structure had been in use under the trade name of China Inn Deli for serving prepared food (or deli) by the last owner inside a business district crossing Martin Luther King, Jr. Avenue and Malcolm X Avenue. One side including housing number 2916, 2918, 2920, and 2922 Martin Luther King, Jr. Avenue has four stores, "Fragrance Beyond" (2916), offering hair products; south to Fragrance Beyond is "China Inn Deli" (2918) which offers Chinese fast food; south to China Inn Deli is "Azitouna" (2920), offering pizza; and its next is a liquors store (2922). Across the road has four stores, "Mart Liquors" (2931), Mary's Kitchen Carryout (2929); "Subway" (2927), offering fast food; and "Mellon Market" (2921), a grocery store. From above description, we see that this is a business section not close to residential area.

There is an alley fairly large at the northern side of Fragrance Beyond. In front of these stores there are sufficient spaces for customer parking spaces along Martin Luther King, Jr. Avenue and other vicinities. An alley at the northern side of Fragrance Beyond exists. The alley is pretty large for vehicles to get in and get out. At the end of alley there are many trash containers to accommodate these all stores.

Witnessing the age of construction, it appears these stores, including "China Inn Deli," have been doing business at this location for a dozen years or longer. Geng Chen Enterprise, Inc. leased that premises last month in hope to offer prepared food whose menu is not distinguishable from that which offered by the previous owner. There is no use change to be involved. **The only change is ownership change.**

**2) A detailed statement explaining how this application meets the specific tests identified in the Zoning Registrations for variance.**

Strong reasons allow me to justify this application having met the specific tests identified in the Zoning Registration for variance. (1) It is within a heavily business section. (2) It is not immediately adjacent to residential homes. (3) There are plenty metered parking and two-hour free parking spaces along Martin Luther King, Jr. Avenue. (4) There is an alley in the northern side within one house distance where

trash collection truck can easily drive in and drive out. At the end of the alley it is where the trash containers for all stores are located. (5) The shop now trading as "China Inn Deli" has been offering Chinese prepared food for perhaps decades. (6) And the fact that the application is to offer similar or identical menu makes it a strong case for you to approve. Since same business had been approved, for the sake of convenience, stability and continuity, we urge you to approve this application.

**3) The name and mailing address of any individual who has a lessee with owner for all or part of any structure located on the property involved in this application.**

The lessee's name and its mailing address is listed below:

Geng Chen  
2918 Martin Luther King, Jr. Avenue, SE  
Washington, DC 20032

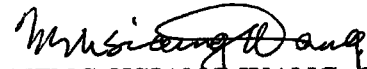
**4) Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In case where a change from a conforming use to a non-conforming use is requested, provide a copy of the past authorized uses.**

A copy of Certificate of Occupancy is enclosed. The issuance year was 2009 indicated the use purpose is for "other (specify)". Current application for Certificate of Occupancy has not been approved; however, a CO number, CO 1402954, was assigned by DC Government.

I do not know how complete the information in your instruction paper is needed for this application to be approved. It is hoped that above documents and explanation will be sufficient for you to offer a temporary CO and final ruling. In case further information is needed, kindly reach my firm at (202) 479-0744 by phone or (202) 479-4218 by fax. Or write to:

WANG & ASSOCIATES  
606 7<sup>th</sup> Street, SW  
Washington, DC 20024  
Attn: Neng-Hsiang Wang, CPA

Most respectfully yours,

  
NENG-HSIANG WANG, CPA  
CPA License: DC CPA #5277

Enclosure: (1) Form 120  
(2) Check # 115  
(3) Statements and documents in support of this application

Cc: Geng Chen Enterprise, Inc.